



GEORGIA VERMONT

Planning Commission Meeting Tuesday, December 10, 2024 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Agenda

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 6:30 PM
2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA
3. DISCUSSION
 - A. Town Plan Update
 - [B.](#) 2025 Planning Commission Meeting Calendar
 - [C.](#) Development Regulations Review
4. APPROVAL OF MINUTES
 - [A.](#) Planning Meeting Minutes: November 12, 2024
5. PLAN NEXT MEETING AGENDA
 - A. January 14, 2025
6. OTHER BUSINESS
7. DELIBERATIONS
8. ADJOURN

Posted to the Town website, four designated places within the Town of Georgia (Town Clerk's Office, Georgia Public Library, Maplefields & Georgia Market), and e-mailed to the local media.

Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com



GEORGIA VERMONT

Georgia Planning Commission 2025 Meeting Dates and Hearing Publication Deadlines

The Planning Commission meets the second Tuesday of each month and on the fourth Tuesday as warranted at 6:30pm in the Chris Letourneau Meeting Room at the Georgia Town Offices. Meetings are available on Zoom.

Please see the town website for any special or cancelled meetings following 1 V.S.A. § 312.

For further information regarding Town of Georgia planning procedures, please contact Douglas Bergstrom, Zoning Administrator, at 802-528-5890 or zoning@townofgeorgia.com.

Approved by the Planning Commission December 10, 2024

Meeting Date

January 14 th	January 28 th
February 11 th	February 25 th
March 11 th	March 25 th
April 8 th	April 22 nd
May 13 th	May 27 th
June 10 th	June 24 th
July 8 th	July 22 nd
August 12 th	August 26 th
September 9 th	September 23 rd
October 14 th	October 28 th
November 11 th	November 25 th
December 9 th	

ZOOM for all Meetings: ID - 616 584 3896 Passcode – 5243524

47 Town Common Road North. • St. Albans, VT 05478

Phone: 802-524-3524 • Direct 802-528-5890 • Fax: 802-524-3543 • website: townofgeorgia.com

TABLE 3.1 - Table of Land Uses

PRINCIPAL RESIDENTIAL USES	AR-1	AR-2	AR-3	AR-4	SV	B	I-1	I-2	R-1	N-1	L-1	L-2
Dwelling, Single Household	P	P	P	?	P ¹	P/C ²	-	-	P	C	P	P
Dwelling, Two Household	P	P	P	?	P ³	P	-	-	-	-	C	C
Dwelling, Multi-Household (4 Units or less)	-	C/S	P/S	?	P/S ⁴	C/S	-	-	-	-	-	-
Dwelling, Multi-Household (5 Units or more)	-	-	-	?	C/S	C/S	-	-	-	-	-	-
<u>Dwelling, Cottage Court</u>												
Dwelling, Seasonal	-	-	-	?	-	-	-	-	-	-	P	P
Conversion of a Seasonal Dwelling to a Single-Household Dwelling	-	-	-	?	-	-	-	-	-	-	P	P
Hunting Camp	P	P	-	?	-	-	-	-	P	P	-	-
Conversion of a Hunting Camp to a Single Household Dwelling	C	C	-	?	-	-	-	-	C	C	-	-
Group Home (8 or less persons) ⁵	P	P	P	?	P	P	P	P	P	P	P	P
Group Home (9 or more persons)	C/S	C/S	C/S	?	C/S	C/S	-	-	-	-	C/S	C/S
Multi-Tenant Housing for Older Persons	C/S	C/S	C/S	?	P/S	C/S	-	-	-	-	-	-
ACCESSORY RESIDENTIAL USES	AR-1	AR-2	AR-3	AR-4	SV	B	I-1	I-2	R-1	N-1	L-1	L-2
Bed and Breakfast	C/S	P/S	P/S	?	P/S	P/S	-	-	C/S	-	C/S	C/S
Daycare Level 1 (6 or less children full time)	E	E	E	?	E	E	E	E	E	E	E	E
Daycare Level 2 (7 or more children)	C/S	C/S	C/S	?	C/S	C/S	C/S	C/S	-	-	C/S	C/S
Home Business	E	E	E	?	E	E	E	E	E	E	E	E
Home Occupation	P	P	P	?	P	P	P	P	P	P	P	P
Home Industry	C	C	C	?	P or C ⁶	C	C	C	C	-	C	C
COMMERCIAL USES	AR-1	AR-2	AR-3	AR-4	SV	B	I-1	I-2	R-1	N-1	L-1	L-2
Agribusiness	C/S	C/S	C/S	?	-	C/S	C/S	C/S	-	-	C/S	C/S
Car Wash	-	-	-	?	-	C/S	C/S	C/S	-	-	-	-
Earth Resource Extraction	C/S	-	-	?	-	-	C/S	C/S	-	-	-	-
Service Station	-	-	C/S	?	P/S ⁷	C/S	C/S	C/S	-	-	-	-
Heavy Equipment Sales	-	-	-	?	-	C/S	C/S	P/S	-	-	-	-

TABLE 3.1 - Table of Land Uses

Industry, Heavy	-	-	-	?	-	-	C/S	-	-	-	-	-
Industry, Light	-	-	-	?	C/S	C/S	C/S	P/S	-	-	-	-
Kennel*	C/S	C/S	-	?	-	C/S	C/S	-	-	-	C/S	C/S
Laundromat/Dry cleaner*	-	-	-	?	P/S	C/S	-	-	-	-	-	-
Lodging Establishment*	-	-	-	?	P/S	C/S	-	-	-	-	-	-
Manufactured Home Sales	-	-	-	?	-	-	C/S	C/S	-	-	-	-
Marina*	-	-	-	?	-	-	-	-	-	-	C/S	-
Nursing Home	-	C/P	C/S	?	C/S	C/S	-	-	-	-	-	-
Motor Vehicle Repair*	-	-	-	?	-	C/S	C/S	C/S	-	-	-	-
Motor Vehicle Sales*	-	-	-	?	-	C/S	C/S	C/S	-	-	-	-
Museum	-	P/S	P/S	?	P/S	P/S	-	-	-	-	-	-
Office	-	-	-	?	P/S	P/S	-	-	-	-	-	-
Personal or Professional Service	-	C/S	C/S	?	P/S OR C/S ⁸	P/S	-	-	-	-	-	-
Recreation, Private Outdoor*	C/S	C/S	C/S	?	-	C/S	C/S	C/S	-	-	C/S	C/S
Recreation, Private Indoor*	-	C/S	C/S	?	P/S OR C/S ⁹	C/S	C/S	C/S	-	-	-	-
Restaurant, Sit-down*	-	-	-	?	P/S	C/S	-	-	-	-	-	-
Restaurant, Take-out*	-	-	-	?	C/S	C/S	-	-	-	-	-	-
Research or Testing Laboratory	-	-	-	?	C/S	C/S	C/S	P/S	-	-	-	-
Retail Store*	-	C/S	C/S	?	P/S OR C/S ¹⁰	C/S	-	-	-	-	-	-
Rural Retail	C/S	-	-	?	-	-	-	-	-	-	-	-
Schools, Private	C/S	P/S	P/S	?	C/S	P/S	C/S	C/S	C/S	C/S	C/S	C/S
Self-Storage Facilities	C/S	C/S	-	?	-	C/S	C/S	C/S	-	-	-	-
Shopping Complex	-	-	-	?	C/S	C/S	-	-	-	-	-	-
Veterinary Clinic	C/S	C/S	C/S	?	C/S	C/S	-	-	-	-	-	-
Youth Camp, commercial*	C/S	-	-	?	-	-	-	-	C/S	-	C/S	C/S
OTHER USES	AR-1	AR-2	AR-3	AR-4	SV	B	I-1	I-2	R-1	N-1	L-1	L-2

TABLE 3.1 - Table of Land Uses

Accessory Use, Nonresidential	P/S	P/S	P/S	?	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Accessory Structure	P	P	P	?	P	P	P	P	P	P	P	P
Cemetery	C/S	C/S	-	?	-	-	-	-	-	-	-	-
Contractor Yards	-	-	-	?	-	-	C/S	C/S	-	-	-	-
Essential Service	C/S	C/S	C/S	?	P/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S
Federal Facilities	C/S	C/S	C/S	?	C/S	C/S	C/S	C/S	-	-	C/S	C/S
Mixed Use* See Section 6.6	C/S	C/S	C/S	?	P/S	P/S	P/S	P/S	-	-	-	-
Municipal Facilities	C/S	P/S	P/S	?	P/S	P/S	C/S	P/S	C/S	-	P/S	P/S
Parking Facility	-	-	-	?	C/S ¹¹	-	-	-	-	-	-	-
Places of Worship	P/S	P/S	P/S	?	P/S	-	-	-	-	-	-	-
Recreation, Public Indoor	-	C/S	C/S	?	P/S OR C/S ¹²	C/S	C/S	C/S	-	-	-	-
Recreation, Public Outdoor	C/S	C/S	C/S	?	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S
Schools, Public	C/S	P/S	P/S	?	C/S	P/S	C/S	C/S	C/S	C/S	C/S	C/S
Small Scale Commerce	C/S	-	-	?	-	-	-	-	-	-	-	-
State Facilities	C/S	C/S	C/S	?	C/S	C/S	C/S	C/S	-	-	C/S	C/S
Trucking Terminal	-	-	-	?	-	-	C/S	C/S	-	-	-	-
Village Green	-	-	-	?	P/S	-	-	-	-	-	-	-
Warehouse	-	-	-	?	-	C/S	C/S	P/S	-	-	-	-
Wildlife Preserve	-	-	-	?	-	-	-	-	C	P/S	-	-
Wireless Telecommunication Facility	C/S	C/S	C/S	?	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S
CANNABIS - Definitions per 7 V.S.A. § 831 and § 861	AR-1	AR-2	AR-3	AR-4	SV	B	I-1	I-2	R-1	N-1	L-1	L-2
Cultivator	P	C	-	?	-	C ¹³	C ¹³	C ¹³	C ¹⁴	-	-	C
Wholesale, Broker	C	C	C	?	C	C	C	C	-	-	-	C
Wholesale, Storage	-	-	-	?	-	P	P	P	-	-	-	-
Product Manufacturer	-	C	-	?	-	C	C	C	-	-	-	-
Testing Laboratories	-	-	-	?	C	C	C	P	-	-	-	-
Retailer (Only if Town Opts-in)	-	C	-	?	C	C	-	C	-	-	-	-

TABLE 3.1 - Table of Land Uses

NOTES: (*) See [table 2.3 \(d\) Dimensional Standards for Special Uses](#) See [table of Dimensional Standards for the zoning district](#)

¹ Single Household Dwellings are permitted in the South Village Core District but shall only be allowed on the second story of a mixed used structure. All other new single household dwellings are prohibited.

² Single Household Dwelling as part of a business.

³ Two household dwellings are permitted in the South Village Core District but shall only be allowed on the second story of a mixed used structure. All other new two household dwellings are prohibited.

⁴ Multi-Household dwelling (4 Units or less) uses are permitted in the South Village Core District but shall only be allowed on the second story of a mixed used structure. All other multi-household dwelling (4 Units or less) uses are prohibited.

⁵ A residential care home or group home to be operated under state licensing or registration, serving not more than eight persons who have a disability as defined in 9 V.S.A. § 4501, shall be considered by right to constitute a permitted single-family residential use of property. If a valid permit is in place for a single household dwelling, no additional permit or approval is required. Note: Any structural alterations or other land development associated with these uses that are not exempt shall require a zoning permit.

⁶ Home industries uses not more than 3,000 square feet in size shall be considered a permitted use. Home industries greater than 3,000 square feet in size shall be considered a conditional use.

⁷ Service stations shall be less than 3,000 square feet in size in the South Village Core District. Service stations larger than 3,000 square feet in size in the South Village Core District shall be prohibited.

⁸ Personal or professional service uses not more than 3,000 square feet in size shall be considered a permitted use. Personal or professional service uses greater than 3,000 square feet in size shall be considered a conditional use.

⁹ Indoor recreation using not more than 3,000 square feet shall be considered a permitted use. Indoor recreation using greater than 3,000 square feet shall be considered a conditional use.

¹⁰ Retail uses not more than 3,000 square feet in size shall be considered a permitted use. Retail uses greater than 3,000 square feet in size shall be considered a conditional use.

¹¹ Parking facility uses shall not be located within 40 feet of the edge of the public right-of-way in the South Village Core District. Please note that this regulation shall only apply to parking facility uses that are a separate, principal use of a property.

¹² Indoor recreation using not more than 3,000 square feet shall be considered a permitted use. Indoor recreation using greater than 3,000 square feet shall be considered a conditional use.

¹³ Indoor cultivation only.

¹⁴ Outdoor cultivation, Tier 1 only.

ARTICLE 2 Zoning Districts

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2.1 Establishment of Districts

A. Zoning Districts. For the purposes of these Regulations, the Town of Georgia is divided into the zoning districts shown on the Official Zoning Map, as shown on Map 2.1 - Town of Georgia Zoning Map. on page 2-3. The zoning districts are:

AR-1 Agricultural/Rural Residential Low Density

AR-2 Residential-Medium Density

AR-3 Residential-High Density

AR-4 Neighborhood Residential

L-1 Lakeshore

L-2 Lakeshore Residential-Recreational

MUB Mixed Use Business

B Business

SV South Village Core

I-1 Industrial

I-2 Commercial-Light Industrial

R-1 Recreational

N-1 Natural Areas

B. These Regulations also contain provisions for the Flood Hazard Zone Overlay District. The Flood Hazard Zone Overlay District overlays other zoning districts established by these Regulations. The provisions of these Regulations that apply to and in the Flood Hazard Zone Overlay District are in addition to the provisions of these Regulations that apply to and in the underlying zoning district.

C. Official Zoning Map. The Official Zoning Map is on file in the office of the Georgia Town Clerk and incorporated herein by reference. For purposes of these Regulations, the Town of Georgia is divided into eleven zoning districts, as shown on the Official Zoning Map. The Flood Hazard Area Overlay District is not depicted on the Official Zoning Map. The Official Zoning Map shall be identified by the signatures of the Town of Georgia Selectboard and certified by

the Town Clerk using the following language: "This is to certify that this is the Official Zoning Map of the Town of Georgia, Vermont". **Map 1.1** is a reduced size reproduction of the Official Zoning Map, included for general information purposes only.

D. Interpretation of District Boundaries. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

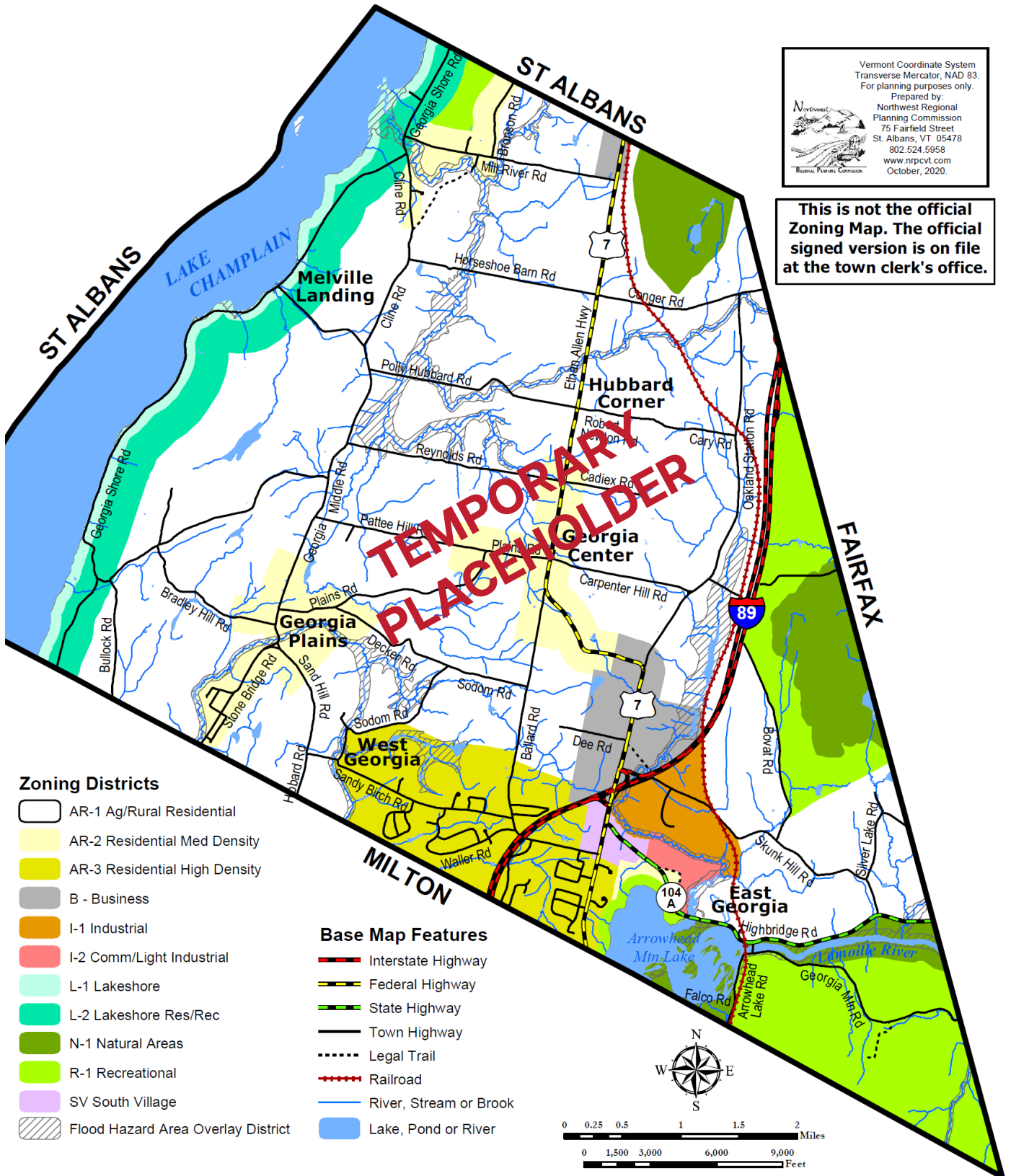
1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be interpreted to follow such centerlines.
2. Boundaries indicated as approximately following property boundaries or plotted lot lines shall be interpreted as following such lot lines.
3. Boundaries indicated as following watercourses shall be interpreted as following the centerline of such watercourses. Boundaries indicated along the shoreline of Lake Champlain shall be the normal mean water mark, established by the Army Corps of Engineers as 95.5 feet. Boundaries indicated along the shoreline of Arrowhead Mountain Lake shall be at the high-water mark of 290.0 feet.
4. Boundaries indicated as following Town boundaries shall be interpreted as following such lines.
5. Boundaries indicated as parallel to, or extensions of, features indicated in subsections 1 through 4 above will be so interpreted. Distances not specifically indicated on the Official Zoning Map will be determined by the scale of the map.

E. Parcels in More than One Zoning District. When a zoning district boundary established by these Regulations divides a lot, the following requirements shall apply. These requirements shall not apply to the boundary lines of the Flood Hazard Area Overlay District:

1. If at least sixty percent (60%) of the lot's acreage lies in the zoning district with the least restrictive dimensional requirements, the least restrictive

Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.
Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
St. Albans, VT 05478
802.524.5958
www.nrpcvt.com
October, 2020.

This is not the official
Zoning Map. The official
signed version is on file
at the town clerk's office.



Map 2.1 - Town of Georgia Zoning Map.

dimensional requirements apply to the entire lot. Otherwise, the dimensional requirements for each zoning district apply to the portion of the lot in that zoning district.

2. A use allowed in one of the zoning districts in which a lot lies, but prohibited in the other, can extend up to a maximum of 75 square feet into the zoning district in which the use is prohibited.

F. Disputes. The ZA will resolve any uncertainty regarding the location of a district boundary, taking into consideration the above-stated rules. A determination by the ZA regarding the location of a district boundary may be appealed to the DRB.

2.2 Agricultural/Rural Residential AR-1

2.2.1 Purpose of District

The primary purpose of the AR-1 District is to provide a place in Georgia for agriculture and silviculture uses. The goals and policies of the Comprehensive Municipal Plan encourage development in other areas of the Town and not in the AR-1 District. Residential and other uses permitted in the district should be very low density, should not interfere with the agricultural and rural nature of the district, and should not place an unreasonable burden on the Town's ability to provide and maintain Town services to all residents. It is a policy of the Town not to allow strip development in this district. Land should be developed so that large contiguous expanses of agricultural, forestry, significant geological areas, wildlife habitat, scenic areas, and other important open space land will be protected. Development may be phased in order to meet the purposes of this district.

2.2.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in [TABLE 2.2 - Dimensional Standards for AR-2 District on page 2-8](#) ~~in Table 2.3(a) and 2.3(b); and 2.3 (c)~~ except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.2.3 District Requirements

- A. Within the AR-1, ~~R-1 and N-1 districts~~, subdivision boundaries, lot layout, and building envelopes shall be located and configured to minimize or avoid adverse impacts to primary agricultural soils, productive farmland and forestland, and large tracts of forestland (>50.0 acres regardless of ownership). Methods for avoiding adverse impacts include, but may not be limited to, clustering development, locating building envelopes at field, orchard, or forest edges and/or on the least fertile/productive soils; designating vegetated buffer areas between agricultural and other proposed uses to minimize land use conflicts; designing access roads, driveways, and utility corridors to follow existing linear features; and sharing access to the extent feasible.
- B. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- C. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.
- D. Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.

TABLE 2.1 - Dimensional Standards for AR-1 District

	Lot Size Acreage- Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback CL of Road? (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max feet)
All Uses Unless Otherwise Noted Below	5	250	75	40	40	?	n/a	35	n/a
Multi-tenant housing for older persons	5 ⁴					20 units			
Motor Vehicle Repair and/or Service	1	200	100	75	75	3,500 square feet per commercial use or agri- business; 2,000 s.f. for small scale commerce			
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300 ¹	100	100				
Commercial Youth Camp	5	250	150 ¹	75	75				
Kennel	5	200	100 ¹	100	100				
Laundromat/Drycleaner	1	150	100	50	50				
Marinas	2	150 ²	75 ¹	20	20				
Mixed Use	See note ³	150	100	50	50				
Lodging Establishments	2	200	100	50	50				
Motor Vehicle Sales	1	150	100	50	50				
Retail Store	1	150	100	50	50				
Restaurant	1	150	100	50	50				

NOTE: For uses not listed refer to [Section 2.2 B \(Uses Not Listed\)](#)

¹ This setback also applies from shoreline.

² This applies to lake frontage and road frontage.

³ The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.

⁴ For up to four dwelling units, and a 1/2 acre for each additional unit of housing for older persons.

xx - remove n/a uses for each district
 - note each table correct acres to s.f.
 conversion
 home day care/day care center

2.3 Residential Medium Density AR-2

2.3.1 Purpose of District

The purpose of the AR-2 District is to enable, in areas where historic centers of the Town are located, residential development at a higher density than surrounding rural districts. In addition, small scale commercial uses will be allowed. Development in the district should reflect historic village patterns, protect important resources, enable the economic provision of services, plan for pedestrian and vehicular access, avoid strip development, and be planned so as not to burden the ability of the Town to provide adequate facilities and services.

2.3.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in TABLE 2.2 - Dimensional Standards for AR-2 District on page 2-8 in Table 2.3(a) and 2.3(b); and 2.3 (c) except when otherwise approved by the DRB as a variance or a PUD, or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).

2.3.3 District Requirements

- A. Street trees or shrubs will be required along roads in the AR-2, ~~AR-3, and B~~ districts and along Route 7 in all districts unless waived by the DRB due to topographical or physical limitations.
- B. In the AR-2, ~~AR-3 and B~~ Districts, parking, loading, and utility areas may be required to be located to the side or rear of buildings and may be required to be screened.
- C. In the AR-2 and AR-3 Districts, access may be limited to one curb cut. Sharing of driveways with adjoining properties may be required.
- D. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- E. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.

TABLE 2.2 - Dimensional Standards for AR-2 District

	Lot Size Acreage-Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback CL of Road? (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max feet)
All Uses Unless Otherwise Noted Below	2	150	75[?]	25	25		n/a	35	n/a
Single household dwelling	2								
Two-household dwelling	3								
3-4 household dwelling	4								
Multi-tenant housing for older persons	4 ⁴					20 units			
<u>Group home (8 or less persons)</u>	?								
<u>Group home (9 or more persons)</u>	?								
Private Outdoor Recreation Campground	10	300	300	100	100				
Kennel	5	200	100	100	100	3,500 s.f.			
Mixed Use	See note ³	150	100	50	50	3,500 s.f.[?]			
Retail Store	1	150	100	50	50	3,500 s.f.			
Other commercial use	2					3,500 s.f.			

NOTE: For uses not listed refer to [Section 2.2 B](#) (Uses Not Listed)

¹ ~~This setback also applies from shoreline.~~

² This applies to ~~lake frontage and~~ road frontage.

³ The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.

⁴ For up to four dwelling units, and a 1/4 acre for each additional unit of housing for older persons.

2.4 Residential High Density District AR-3

2.4.1 Purpose of District

The purpose of the AR-3 District is to enable higher density residential development where existing development at a higher density has already occurred. Development in the district should enable the economic provision of services, reasonable pedestrian and vehicular access within the district and to nearby business and recreation districts, protect important resources, avoid strip development, and be planned so as not to burden the ability of the Town to provide adequate facilities and services.

2.4.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in TABLE 2.3 - Dimensional Standards for AR-3 District on page 2-10 in Table 2.3(a) and 2.3(b), and 2.3-(c) except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.4.3 District Requirements

- A. Street trees or shrubs will be required along roads in the AR-2, ~~AR-3, and B~~ districts and along Route 7 in all districts unless waived by the DRB due to topographical or physical limitations.
- B. Public sidewalks shall be required in this district to serve the general public as follows:
 - 1. On both sides of all public roads ~~in the AR-3 Zoning Districts~~ (with the exception of Sodom Road).
 - 2. On one side of all private roads ~~in the AR-3 Zoning District.~~
 - 3. As may be required by the DRB as part of PUD or subdivision approval. ~~As required by the DRB within the PUD or subdivision in any zoning district. The DRB may require a sidewalk or sidewalk easement on at least one side of each road approved as a part of a PUD.~~

- C. Private sidewalks shall be required in this district to serve the specific property as follows:
 - 1. ~~Adequacy of pedestrian circulation. All development in the SV, B, I-1, I-2, and AR-3 Districts, shall~~ provide adequate pedestrian circulation via sidewalks and/or non-motorized improved paths. The DRB shall require a sidewalk to the entrance of the building from any existing public sidewalk to facilitate pedestrian access to the building. [## think this can be reworded]
- D. In the ~~AR-2, AR-3 and B~~ Districts, parking, loading, and utility areas may be required to be located to the side or rear of buildings and may be required to be screened.
- E. In the ~~AR-2 and~~ AR-3 Districts, access may be limited to one curb cut. Sharing of driveways with adjoining properties may be required.
- F. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- G. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.

TABLE 2.3 - Dimensional Standards for AR-3 District

	Lot Size Acreage- Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback CL of Road? [?] (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max feet)
All Uses Unless Otherwise Noted Below	1	120	50 ¹ [?]	20	20		n/a	35	n/a
Single household dwelling	1								
Two-household dwelling	1.5								
3-4 household dwelling	2								
Multi-tenant housing for older persons	2 ⁴					20 units			
<u>Group home (8 or less persons)</u>	?								
<u>Group home (9 or more persons)</u>	?								
Private Outdoor Recreation Campground	10	300	300	100	100				
Mixed Use	See note ³	150	100	50	50	3,500 s.f. [?]			
Retail Store	1	150	100	50	50	3,500 s.f.			
Other commercial use	2					3,500 s.f.			

NOTE: For uses not listed refer to [Section 2.2 B](#) (Uses Not Listed)

¹ Minimum setback for all lots fronting on Route 7 shall be 75 feet.

² This applies to ~~lake frontage and~~ road frontage.

³ The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.

⁴ For up to four dwelling units, and a 1/4 acre for each additional unit of housing for older persons.

2.5 Neighborhood Residential AR-4

2.5.1 Purpose of District

[[[district purpose to be developed]]]

2.5.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in **TABLE 2.4 - Dimensional Standards for AR-4 District** on page 2-12 in Table 2.3(a) and 2.3(b); and 2.3 (c) except when otherwise approved by the DRB as a variance or a PUD, or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).

2.5.3 District Requirements

- A. Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.

[[[district requirements to be developed]]]

[illegible]

NOTE: For uses not listed refer to **Section 2.2 B (Uses Not Listed)**

- 1 T
- 2 T
- 3 T
- 4 T

2.6 Lakeshore Residential-Recreation District L-1

2.6.1 Purpose of District

The L-2 District which contains land close to Lake Champlain beginning at the easterly border of the L-1 District continuing inland 1,500 feet. The purpose of the district is to protect the water quality of the lake and the natural beauty of the shoreland area. Development within the district should preserve contiguous open lands, significant geological areas, and wildlife habitat and protect the view looking eastward from Lake Champlain. There are some severe limitations on development in this district due to soil conditions and slopes and thus densities in the district should be low.

2.6.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed ~~in in Table 2.3(a) and 2.3(b), and 2.3 (c)~~ except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.6.3 District Requirements

- A. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- B. No more than fifty percent (50%) of trees (i.e., every other tree) eight (8) inches and over in diameter at breast height (dbh) may be cut on any lot within the district unless recommended by a professional or County Forester as part of a certified forestry plan. The trees cut shall not be concentrated but must be dispersed. The area required for driveway access and for the structure or structures are not subject to this restriction.
- C. Any cutting or clearing operation activities (except silviculture in the L-2) shall preserve natural shrubbery and vegetation to the greatest extent possible.
- D. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.
- E. Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.

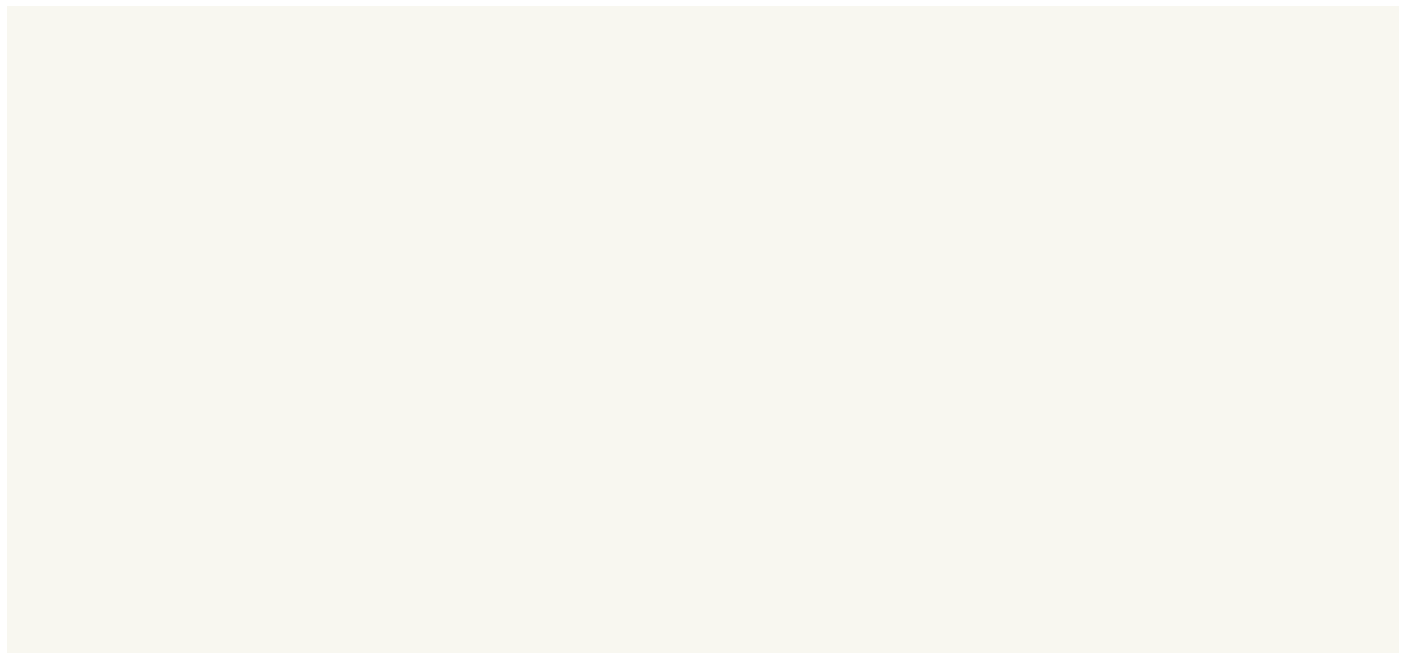


Figure 2.1 - Stepped height requirements

TABLE 2.6 - Dimensional Standards for L-1 District

	Lot Size Acreage- Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback (min feet)	Shoreline Frontage ¹ (min feet)	Side Yard Setback (min feet)	Rear Yard Setback ² (min feet)	Shoreline Setback ^{1, 2} (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max feet)
All Uses Unless Otherwise Noted Below	1	100 - 250?	50 - 75?	100 - 250?	20 - 50?	20 - 50?	50			See Fig X	
Each Dwelling Unit	1										
Pre-Existing Lots Less than 1 acre in size			30 ⁴		10	10	25				
Private Outdoor Recreation											
Commercial Youth Camp											
Kennel											
Marinas											

NOTE: For uses not listed refer to **Section 2.2 B (Uses Not Listed)**

¹ All shoreline setbacks and frontage will be measured from/at the normal mean water level, set by the U.S. Army Corps of Engineers at 95.5 feet.

² Retaining walls along the shoreline are exempt from side and shoreline setback standards.

³ Building height restrictions are intended to preserve visual access to and from Lake Champlain.

⁴ For pre-existing lots less than 1 acre in size, the front yard setback shall be 30 feet, but not less than 5 feet from the **edge of** the road ROW.

⁵ For pre-existing lots less than 1 acre in size, the side and rear yard setbacks shall be 10 feet.

NOTE: How do we want to handle different sized lot requirements, or Pre-existing lots under 1 acre?

2.7 Lakeshore Residential-Recreation District L-2

2.7.1 Purpose of District

The L-2 District which contains land close to Lake Champlain beginning at the easterly border of the L-1 District continuing inland 1,500 feet. The purpose of the district is to protect the water quality of the lake and the natural beauty of the shoreland area. Development within the district should preserve contiguous open lands, significant geological areas, and wildlife habitat and protect the view looking eastward from Lake Champlain. There are some severe limitations on development in this district due to soil conditions and slopes and thus densities in the district should be low.

2.7.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in ~~in Table 2.3(a) and 2.3(b), and 2.3 (c)~~ except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.7.3 District Requirements

- A. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- B. No more than fifty percent (50%) of trees (i.e., every other tree) eight (8) inches and over in diameter at breast height (dbh) may be cut on any lot within the district unless recommended by a professional or County Forester as part of a certified forestry plan. The trees cut shall not be concentrated but must be dispersed. The area required for driveway access and for the structure or structures are not subject to this restriction.
- C. Any cutting or clearing operation activities (except silviculture in the L-2) shall preserve natural shrubbery and vegetation to the greatest extent possible.
- D. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.
- E. Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.



GEORGIA

VERMONT

Planning Commission Meeting Tuesday, November 12, 2024 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWLzVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 6:30 PM

BOARD PRESENT

Chair Jared Waite
Vice Chair Heather Dunsmore
Tony Heinlein
Suzanna Brown

BOARD ABSENT

Charles Cross

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

GUESTS PRESENT

Michael Allen, ReGrowth
Chris Caspers

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- Add discussion on Ethics Policy to Other Business.

3. DISCUSSION

A. Update on Town Plan Draft

- M. Allen was present to discuss any changes or additions to the Town Plan draft in preparation for the Selectboard hearing on November 25, 2024.

- D. Bergstrom addressed the Northwest Regional Planning Commission (NRPC) edits to Georgia's Town Plan.
 1. NRPC questioned the cap for number of houses per year/per developer was questioned given the housing crisis faced by the State of Vermont. The legal basis for such a regulation was questioned and school enrollment was listed as one of the issues.
 2. It was questioned if caps could be a Fair Housing Act issue that may need a discussion with the Town attorney. The cap has been in the Georgia regulations for at least 7-11 years.
 3. NRPC questioned multi-tenant housing, considering Commercial and Multi-Unit Housing standards should not be more restrictive to prohibit future development (Act 60).
 4. Changes to the Village Center or New Town Designation procedures will be implanted starting October 2025. It was recommended we change the verbiage in our Town Plan to indicate the State changing systems for approving Town Designation.
- D. Bergstrom introduced the changes the Selectboard requested from the drafts they were given in preparation for the public hearing.
 1. Page 7, "Auditors" should be removed, given the Town does not have auditors.
 2. Page 8, "Old Highway Garage" asked to remove any mention of Zamboni as it is no longer housed there.
 3. Page 10, update the name of the airport, it is now the "Patrick Lehey International Airport" and not "Burlington International Airport."
 4. Pg 12, 5 Firetrucks, please list in order of year.
 5. Pg 23, income total for Georgia is higher, however, Georgia doesn't really have any low-income housing. So that will change the income in total.
 6. Page 60, asked to remove any discussion on problems between Georgia and Sherriff office.
- These are initial suggestions from one Selectboard member, additional input is anticipated at the November 25th public hearing meeting.
- An additional comment was read by M. Allen regarding the Business district, sprawl and open land. This topic was addressed at the last Public Hearing on October 22.

B. Development Regulations Review

- M. Allen opened the discussion on Zoning regulations, D. Bergstrom will work with M. Allen on the initial document layout and add in additional zoning details before presentation to the Planning Commission. Such additions include:
 - Cottage courts will be added into the regulations.
 - Demolition permits/regulations may be added, to make the Lister aware of building demolitions or to be aware of any potential historical structures.
 - There are no regulations for excavating in our current regs.
 - "Grandfathering" of lots or zoning issues should be outlined in the current regulations.
 - Two-Lot subdivisions should be something the ZA approves instead of going to the DRB.
- Regulations for Food Trucks and Trailers should be added, D. Bergstrom will investigate verbiage from old regulation documents.
- Other areas up for consideration for regulating include retaining walls, ponds, and ADU's (regulations, owner occupancy and standards.)

- Manufactured homes, not trailers but small/tiny homes (prefab homes that can be ordered and set up), the square-footage minimums are 1100 sq ft. The Planning Commission approved max 1200 sq ft. homes for the development regulations.
- Short Term Rentals (STR) should be included in the regulations as well. The Town could create a Registry at a minimum, to keep track of the number and location of each. This is also a way to regulate septic capacity, which is hard to mandate but will put STR property owners on notice for any future enforcement. HOA regulations can restrict STRs. Other regulations include times a STR can be used, can't be used as an event center, etc.
- Small Scale Commerce needs a non-vague definition.
- Elderly housing has changed since the development regulations have last been updated. Multi-tenant elderly housing, also known as "Multi-Tenant Housing for Older Persons," needs to be revisited to clarify the information.
- The new regulations should include language that building envelopes are necessary in project site plans.
- The regulations will need to address the "zoning acres" change to "acres" in terms of subdivision of property.
- L1-L2 Zones should have the issues of acreage setbacks and nonconforming small acreage lots addressed. Maximum height rules will remain in place to protect the view shed. Shoreland protection permits should be mentioned in the new regulations.
- Driveway/ROW permits need to be streamlined in the new regulations. Public Works and Zoning departments can work together to conform to standards.
- Event Venues should be included in definitions and the uses regulated.
- Definitions: D. Bergstrom will ensure M. Allen has the most up-to-date definitions from the Planning Commission to be added to the new regulations.
- A change to the Application regulations for developers/engineers will also be necessary to promote digital copies and less paper maps and envelopes for abutters.

4. APPROVAL OF MINUTES

- A. Planning Meeting Minutes: October 22, 2024
Motion to approve minutes with minor changes.

Motion made by Waite, Seconded by Heinlein.
Voting Yea: Brown, Waite, Dunsmore, Heinlein

5. PLAN NEXT MEETING AGENDA

- A. November 26, 2024
- Review changes made to the Town Plan from the Selectboard Public Hearing on November 25, 2024
 - Continue the review of new Development Regulations Draft.

6. OTHER BUSINESS

- Ethics Policy- Selectboard approved the Ethics Policy during the 11.11.2024 meeting. This policy outlines the ethics of current boards, including the DRB and Planning Commission boards.

- This enforces the policy that mandates no person serves on both above mentioned boards. The current board members who span both DRB and Planning Commission are grandfathered into finishing their terms but will not be allowed to serve on both boards once new admissions are completed.
- S. Brown will step down as Chair of the Planning Commission. J. Waite agreed to hold the Chair position. H. Dunsmore agreed to hold the Vice Chair position.

Motion to approve J. Waite for Chair and H. Dunsmore for Vice Chair made by Heinlein, Seconded by Brown.
Voting Yea: Brown, Chair Waite, Vice Chair Dunsmore, Heinlein

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 8:45pm
Motion made by Brown, Seconded by Heinlein.
Voting Yea: Brown, Chair Waite, Vice Chair Dunsmore, Heinlein

Posted to the Town website.
Signed: Kollene Caspers, Zoning Clerk, Planning Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com